

**January 26, 2012 Minutes of  
Bigfork Land Use Advisory Committee  
Bethany Lutheran Church**

Committee members present: Joyce Mitchell, John Bourquin, Paul Guerrant, Shelley Gonzales, John Righetti, Sue Hanson and 10 members of the public.

Chairman Gonzales called the meeting to order at 4:00p.m.

The Agenda was adopted as presented (m/sc Mitchell/Righetti)-unanimous.

Minutes of the December 29, 2011 meeting were approved as corrected. (m/sc Mitchell/Righetti)

**ADMINISTRATOR'S REPORT:**

**A. Sign-in Sheet:** Reminder to the public of the availability of BLUAC minutes through email and BSC website [bigforksteering.org/](http://bigforksteering.org/). Agendas are posted on the Flathead County Planning Office website [flathead.mt.gov/](http://flathead.mt.gov/)

**PUBLIC COMMENT:** None

**APPLICATIONS:**

**A. MBM Investments (FCU-11-11):** A request by MBM Investments for a Conditional Use Permit to allow expansion of existing non-conforming uses on two parcels which will include enlarging the design and manufacturing facility on the southern lot as well as increasing storage capacity within the facility on the northern lot and improving parking and site circulation. The properties are located at 7545 and 7583 Montana Highway 35 within the Bigfork, B-3 (Community Business) Zoning District.

**STAFF:**

**Bailey Minnich:** Displayed a sight map of the area and pointed the two proposed expansions. First phase would be an expansion on Lot 2, the second phase the expansion on Lot1. Applicants have adequately addressed parking with 52 spaces. There are three existing accesses from Hwy 35. Only odd condition: To complete construction within 5 years from date of approval ( #11).

**APPLICANT:** Lloyd and Laura Meissenburg. Applicants had no additional comments on application or staff report. Bob Erickson was on hand representing the owner and here to answer any questions.

**Mitchell:** Please explain parking.

**Staff:** Page 10 of staff report. Minnich explained traffic patterns on both lots. The one-way traffic flow will be paved. Majority of additional parking will be on the east side. Part of the improvement will be delineating parking spaces, which have not been designated in the past.

**Righetti:** Will the most southern entrance have a two-way access to Hwy 35. **A.** Yes. That is also access for the tire place.

**Guerrant:** Can southbound traffic make a left turn into those accesses? **A:** (Meissenburg) Always have in past. There is not a double yellow line in Hwy 35 there.

**Bourquin:** Tell me about your up blast ventilation system. **A:** (Erickson) It was designed that way because of properties to the east.

**PUBLIC AGENCIES:**

None

**PUBLIC COMMENT:**

None

**BLUAC:**

**Bourquin:** Noticed in Summary of Findings #15, that up blast ventilation is not a requirement. I would like to recommend adding that to the conditions: Motion: Recommend adding Condition #12 to read proposed expansion of non-conforming conditions shall include the installation of up-blast ventilation. Guerrant second. Motion passed unanimously.

**Gonzales:** Fine project. It is nice to see some expansion in Bigfork in these difficult economic times.

**Mitchell:** Support the expansion that hopefully means increasing employment in our area. Commend the owners on the landscaping which is not a requirement.

**Righetti:** On northern lot, will you do anything to the front building? **A:** (Meissenburg) Not right now, with the food bank there. They really don't have any place to go right now. Should food bank leave, we would demolish that building.

**Righetti:** Move to recommend approval of the application with the previous recommended addition of Condition 12. Gonzales second. Passed unanimously.

The Flathead County Planning Board of Adjustment will review this application on February 7, 2012, 6:00 p.m. at Earl Bennett Building, 1035 1<sup>st</sup> Avenue West, Kalispell, MT.

**OLD BUSINESS:**

**A. None**

**NEW BUSINESS:**

**A. Discussion regarding funding for website.**

**Gonzales:** We left last month with discussing funding for website management and future financial needs of BSC plus possible donation to Bethany Lutheran Church.

**B J:** I checked with the County Attorney and the issue is that sub-units of Flathead County cannot have budgets, raise money or spend money. It is an issue of accountability within the financial practices of the County. Money for updating the Neighborhood Plan should be raised and accounted for by a private or separate entity.

**Hanson:** BSC existed long before it became a sub-committee of BLUAC. In 1993, funds were raised for a survey and compilation/copies of the original plan. Previous BLUAC wanted more control of BSC, thus the amendment to the Bylaws to make it a sub-committee. BLUAC would need an amendment to their Bylaws to separate BSC from BLUAC.

**Gonzales:** When we were doing the fund raising, the funds went through CFBB and managed by Chrysler & Gordon and it wasn't until we were missing \$400 from the accounting firm that we separated from them.

**BJ:** If BSC wants to continue, it can register as a 501 3 c, it just can't be linked to Flathead County.

**Craig Wagner:** Presented information regarding U. S. Constitution/Bill of Rights and MCA 35-2-904. We could be a stand-alone committee.

**Guerrant:** We would need to change our Bylaws? Can we address this at our next meeting?

**Gonzales:** Yes. The Commissioners must approve of any change in Bylaws, but it is a simple process.

**Mitchell:** It would appear that by separating that relationship it would solve a lot of issues.

**Wagner:** BSC was the initiator of numerous projects besides the Neighborhood Plan, including the Stormwater Committee, Resort Tax, Incorporation, etc. It's valuable in this community.

**Gonzales:** (Polling the Committee) Shall we address this this next month? February is the month we normally review the Bylaws. All agree.

**Bourquin:** From LUAC training, there were some suggestions for LUAC Bylaws. I'll review that before we meet.

**Guerrant:** Is county still working on Impact Fees? A: No. Committee was disbanded. There is still an Impact Fee Code on the state level.

Meeting was adjourned at 5:03 p.m.

Next meeting February 23, 2012

Sue Hanson  
BLUAC Secretary